

AMENDED IN SENATE AUGUST 16, 2016
AMENDED IN SENATE AUGUST 2, 2016
AMENDED IN SENATE JUNE 30, 2016
AMENDED IN ASSEMBLY JANUARY 5, 2016
AMENDED IN ASSEMBLY MAY 4, 2015
AMENDED IN ASSEMBLY MARCH 16, 2015
CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 73

Introduced by Assembly Member Waldron

December 18, 2014

An act to amend Section 1710.2 of the Civil Code, relating to real property, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL'S DIGEST

AB 73, as amended, Waldron. Real property: disclosure.

Existing law requires certain disclosures to be made upon the transfer of residential property and prescribes the manner and form of the disclosures. Existing law provides that no cause of action arises against a real property owner or agent, or any agent of a transferee of real property, for the failure to disclose to the transferee the occurrence of an occupant's death upon the real property, as specified, or that an occupant of that property had or died from Human T-Lymphotropic Virus Type III/Lymphadenopathy-Associated Virus. Existing law declares the Legislature's intent to occupy the field of regulation of disclosure related to deaths occurring upon real property and of AIDS

in situations affecting the transfer of real property or any estate or interest in real property.

This bill would delete the prohibition against a cause of action arising for failure to disclose that an occupant of that property had or died from this virus. The bill would further revise the above provisions to specify that the owner of real property, his or her agent, or an agent of a transferee of real property is not required to disclose the occurrence or manner of death of an occupant, as specified, or that an occupant of the property was living with human immunodeficiency virus-~~(HIV)~~: *(HIV) or died from AIDS-related complications*. The bill would also delete the reference to AIDS from the declaration of legislative intent and instead refer to the HIV-positive status of a prior occupant in situations affecting the transfer of real property or any estate or interest in real property.

This bill would declare that it is to take effect immediately as an urgency statute.

Vote: $\frac{2}{3}$. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 1710.2 of the Civil Code is amended to
- 2 read:
- 3 1710.2. (a) (1) Subject to subdivision (d), an owner of real
- 4 property or his or her agent, or any agent of a transferee of real
- 5 property, is not required to disclose either of the following to the
- 6 transferee, as these are not material facts that require disclosure:
- 7 (A) The occurrence of an occupant's death upon the real
- 8 property or the manner of death where the death has occurred more
- 9 than three years prior to the date the transferee offers to purchase,
- 10 lease, or rent the real property.
- 11 (B) That an occupant of that property was living with human
- 12 immunodeficiency virus-~~(HIV)~~: *(HIV) or died from AIDS-related*
- 13 *complications*.
- 14 (2) As used in this section:
- 15 (A) "Agent" includes any person licensed pursuant to Part 1
- 16 (commencing with Section 10000) of Division 4 of the Business
- 17 and Professions Code.
- 18 (B) "Transferee" includes a purchaser, lessee, or renter of real
- 19 property.

1 (b) It is the intent of the Legislature to occupy the field of
2 regulation of disclosure related to either of the following:

3 (1) Deaths occurring upon real property.

4 (2) The HIV-positive status of a prior occupant in situations
5 affecting the transfer of real property or any estate or interest in
6 real property.

7 (c) This section shall not be construed to alter the law relating
8 to disclosure pertaining to any other physical or mental condition
9 or disease, and this section shall not relieve any owner or agent of
10 any obligation to disclose the physical condition of the premises.

11 (d) This section shall not be construed to immunize an owner
12 or his or her agent from making an intentional misrepresentation
13 in response to a direct inquiry from a transferee or a prospective
14 transferee of real property, concerning deaths on the real property.

15 SEC. 2. This act is an urgency statute necessary for the
16 immediate preservation of the public peace, health, or safety within
17 the meaning of Article IV of the Constitution and shall go into
18 immediate effect. The facts constituting the necessity are:

19 In order to protect HIV and AIDS patients and the HIV/AIDS
20 community from discrimination in real property transactions that
21 may otherwise impose severe emotional distress, it is necessary
22 for this act to take effect immediately.